

# HUNTERS<sup>®</sup>

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## Church Street

Bawtry, DN10 6HR

Offers In Excess Of £180,000



Situated close to the centre of the market town of Bawtry this two bedroom cottage is an ideal starter home or investment opportunity and early viewing is strongly recommended to avoid disappointment.



## DESCRIPTION

Briefly the property comprises Lounge open plan Kitchen, downstairs Cloakroom, two Bedrooms and Bathroom to the first floor whilst outside is a Courtyard area to the rear. The property also benefits from gas central heating and double glazing. Bawtry is a market town situated between Retford, Gainsborough and the city of Doncaster with good transport links via the east coast mainline and motorway network. There are a good range of shops, boutiques, restaurants and the Crown Hotel, together with Schools, library, Heath Centre, Gym and Cricket Club.

## ACCOMMODATION

The property is accessed via a wooden door leading into:

### OPEN PLAN LOUNGE /KITCHEN 12'2" x 17'7" (3.71 x 5.36)

Stairs rising to the first floor accommodation with cupboard under, t.v. point window to the front elevation, three radiators.

### KITCHEN AREA 8'9" x 7'10" (2.67 x 2.41)

Wall and base units in light grey with built in cooker, four ring electric hob with extractor fan over, space for white goods, stainless steel sink with mixer tap, spotlights to ceiling, vinyl flooring, window to the rear elevation and wooden door with glass panel leading to the rear Courtyard.

### DOWNSTAIRS CLOAKROOM

White suite comprising wash hand basin in unit with mirror over and cupboard under, low level flush w.c., worktop with space and plumbing under for washing machine, tiled flooring and window to the rear elevation.

### FIRST FLOOR LANDING 6'1" x 3'0" (1.87 x 0.92)

Providing access to the bedrooms and bathroom, loft access, spotlights to ceiling, smoke alarm and radiator.

### BEDROOM ONE 12'4" x 13'11" (3.78 x 4.25)

Spotlights to ceiling and beam feature, window to the front elevation, t.v. point and radiator.

### BEDROOM TWO 8'4" x 10'6" (2.56 x 3.22)

Spotlights to ceiling and beam feature, t.v. point, two windows to the rear elevation and radiator.

### BATHROOM 4'9" x 7'6" (1.45 x 2.31)

Matching white suite comprising panel bath with shower over, wash hand basin in unit with cupboard under and mirror over, low level flush w.c., chrome towel radiator, vinyl flooring, spotlights to ceiling, extractor fan and window to the rear elevation.

## EXTERNALLY

Paved courtyard to the rear with fencing and two beds.

## COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'A'

## TENURE - FREEHOLD

## AGENTS NOTE

We are advised the Land Registry title is showing the property on a joint title and this will need to be split on sale.

Please speak to the Agent for further clarification.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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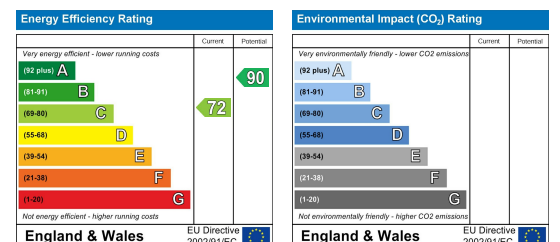
## Area Map



## Floor Plans



## Energy Efficiency Graph



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